

An Everyday Guide to Action Items Recommended by the Committee

Recommended Actions to Protect Agriculture

- 1. Recommend adoption of a land use map designating a core growth area designed to direct growth into and adjacent to existing town. Proposed growth area comprised of one mile buffer around existing center of town.**

This action would require adoption by the County Commission of a map designating a specified area for the majority of future growth in the A/C area. This would reduce the number of conflicts that can occur b/w residential and commercial uses, including vehicle/farm vehicle conflicts, potential complaints regarding smells, hours of operation, pesticide use, etc.

- 2. Recommend adoption of Standards for canals/ditches:**

- Most of these standards are being put into our subdivision regulations. When that happens, all new subdivisions will have to comply with them. Placing them in zoning regulations ensures that any construction on vacant lots will also have to comply (which is a significant benefit to the canal companies). That said, the standards generally are:
- Require new subdivision or commercial construction next to an existing irrigation ditch to contact the ditch/canal company prior to approval;
- Acknowledgement that the irrigation company has been contacted;
- Require all irrigation systems to shown on the plat or site plan;
- Prohibit channeling of stormwater or snowmelt runoff into an irrigation system without the express consent of the canal company;
- Require a setback from the centerline of any irrigation system for new construction. This setback would be the baseline – it could increase or decrease given the situation and pending written approval by the canal company.
- Acknowledgement by the canal company before any canal/ditch is altered by development;

- 3. Recommend adoption of buffers between new development and existing agricultural operations:**

- This would require a setback – say 50 or 100 feet – between the lots in a new subdivision and an existing agricultural operation. The point of this would be avoid nuisance complaints, problems with dogs getting loose, conflicts between late-night haying or spraying, etc.

- 4. Continue providing opportunities for landowners to learn about the open lands board and program:**

- The Open Lands Board and Program connects landowners wishing to sell development rights and place conservation easements on their land to County money that can purchase those easements.

- 5. Explore standards requiring new development outside of the core to cluster:**

- This would take the form of a development standard in a zoning code. This would require new development outside the core to have a very low average lot size, with a density bonus granted (i.e., more development potential) if the lots are clustered.

Recommended Actions to Protect Community Values

1. Recommend development standards to prohibit bars and casinos.

- This would take the form of a development standard in a zoning code specifying certain uses within the core (specifically, prohibiting bars and casinos)

Recommended Actions to Provide Better Infrastructure

1. Require sidewalks, curb and gutter, and streetlights in all new major developments within the core area.

- This would be take the form of policy in the plan and a standard in the County subdivision regulations.